

July 29, 2004 Advisory Committee Minutes

Present: Greg Gunderson, Jeff Gilman, Steve Lorch, Diane Conradi, Sandy Gibson, Marty Zeller, Marshall Friedman, Lisa Horowitz, Richard Marriott, Paul McKenzie, Donna Maddox, Leesa Valentino, Tyler Tourville, Rob Hedstrom, Alan Elm, Charlie Abell, Sheila Bowen,

Due to the number of people not being able to attend the dates have changed. Please mark on your calendar:

September 9, Thursday, Noon - 8 PM

September 10, Friday, Noon - 8 PM

Reviewed DNRC Staff Meeting

The DNRC staff met to review the draft of our current plan. Marty was invited to join by phone and he gave the following talking points from the meeting:

- Plum Creek is discussing road access to 93,
- Happy Valley area looking at sewer treatment,
- nature of this plan is president setting and needs to be a model,
- community preference alternative for conservation is acceptable
- community preference is not acceptable for sale of land. Dispose of land has to be done in auction.
- Want to privatize more land then current plan calls for.

Marty suggested discussing the density issue to help bring a conscious for both a community plan and the desires of DNRC...could take burden off public on how lands could be paid for. Discuss the 640 unit guideline point mentioned by DNRC

Leesa asked "Is the DNRC saying they won't sign if we don't put it in the plan?" Marty stated they are asking us to pay attention to greater density.

Marty suggested to plan for what we know we can manage right now...leave other areas when we have the answers. Continue with performance standards to meet a set of criteria seem acceptable to the DNRC.

(At this point, the phone connection was lost and Lisa Horowitz was no longer part of the meeting.)

Steve added about deferring certain areas he thinks the community should have the opportunity to look at it in the near future because costs are going up if the community wanted to do something, i.e. conservation, they would want to do it sooner then later.

Marty stated locking land into long term lease did not seem acceptable to the DNRC but 10 year seem to be viable. We need to come up with a plan we embrace and look at the techniques to get there. Use density to help protect the area we are talking about. May help with finances but there is a risk. Come with a plan and give the community a chance to influence the plan and minimize development

Group Comments:

Who was at the staff meeting: David Greer, John, Bob Sandman, Jeanne Holmgren, Steve Lorch, Lisa Horowitz, Jon Dalberg. Marty Zeller, Conservation Partners and Tommy Butler, DNRC legal counsel were brought in for one hour in the afternoon.

When did the request for easement from Plum Creek come to the DNRC?

For the record: the DNRC agreed they would not do anything until plan is complete.

Many concerns regarding the withholding of critical information. Steve agreed to talk with Bob Sandman to get time frame of offer.

Ask for a public meeting to review what is being discussed by the DNRC

Makes a sham of the process we have been involved with for over a year.

Marty confirmed the group's frustration and stated as a group we have to figure out how to deal with it and hope we do not derail. All information will be shared.

Charlie asked why Plum Creek would need access since they have access via Lupher and

Line conferencing Marty, and Sandy disconnected...

Steve explained the staff met to discuss the current plan. The question of why they did not bring this to the advisory and instead invited the consultant hired by this group, not the DNRC? Are they trying to win Marty to "their side?" Concern expresses about full disclosure agreement.

Rob asked about the article in the Pilot in which Lisa quoted regarding density transfer. Jeff reiterated the comments quoted.

Donna stated we worked together in good faith effort. DNRC has failed to support a good faith effort.

Paul agrees this process is a mess. The message from DNRC has not changed from the beginning of this process. In hindsight we should have come to understanding on all the beginning conditions when we first met. Comments from the group were made "they were sweep under the carpet."

Donna asked if the Land Board blesses this committee? DNRC may not be able to think out of the box.

Paul discussed our plan's conservation easements. As far as he knows only Fish and Wildlife can own conservation easement. Steve stated he had a conversation regarding the understanding of conservation easement and they may be able to consider them parks.

Sheila stated this is just a bump in the road. We need to keep our vision focused towards the group goal of bringing forward a plan that states our community's preference. If there are points of contention then we all agreed they would be noted in the back of the plan. If we do not go forward and tell the Land Board our community's preference, who else will? We have agreed to be the voice of our community and we need to strive to do that.

The group wants a copy of the Programmatic EIS report. Diane stated she will be doing some legal work that might help us and she just wrote a brief that she would send it to us.